

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Matthew Allison, Chair
Damon McQuaid, Vice Chair
Gregory Bittner, Clerk
Kenneth Chenis, Mbr.
David Prokowiew, Mbr.



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Adam R. Burney
Land Use Director

Minutes
Public Hearing
175 Northfield Road
May 23, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:35 PM

Present: Matthew Allison, Damon McQuaid, Gregory Bittner, Kenneth Chenis, David Prokowiew, Adam R. Burney

The Clerk opened the Hearing with the reading of the statutory notice published in the Sentinel and Enterprise on May 9 and May 16, 2016. The Hearing is to hear and discuss a stormwater management special permit for the development of nine single family home lots and associated site work at 175 Northfield Road, Map 051, Parcel 0037, under Section 6.7. of the Protective Bylaw of the Town of Lunenburg.

The applicant Matthew Olson/Ashoryn, LLC, was represented by Peter Blaisdell, Williams & Sparges, LLC. The nine lots were created by an ANR Plan endorsed by the Board in October 2015. All lots will be accessed off existing roads. Lots 1, 2, 3, and 4 will be serviced by septic and lots 5, 6, 7, 8, and 9 will be on Town sewer. The applicant is utilizing LID (Low Impact Development) to manage stormwater runoff. There will be no catch basins. Stormwater runoff will be collected by a series of shallow infiltration basins and trenches. Each driveway will have its own stone trench. The drives on Northfield Road will have a little crossing onto the property with twin twelve (12") inch culverts. An ANRAD (Abbreviated Notice of Resource Area Delineation) has been filed. The individual homeowner will be responsible for system maintenance. A Board Condition will specify that in conjunction with the registry recording of the Board's Decision, the Operations & Maintenance Plan (OMP) shall also be recorded which notes that per the OMP, the homeowner is responsible for maintenance of swale and pond.

John Brush, 100 Royal Fern Drive- Any increase to runoff rate? No.

D, McQuaid, Motion to approve stormwater permit, Second, D. Prokowiew; conditions- natural and/or faux stone finish on culverts, inclusion of O&M recording with Board's Decision, and individual homeowners be provided with copy of Board's Decision so they are aware of their responsibility for maintenance. All aye.

Hearing closed 8:20 PM

Documents used at meeting:

Stormwater Special Permit Application